
S-3540
DAUGHERTY COMMERCE CENTER, PART 2
2nd Primary Approval Extension Request

STAFF REPORT
June 9, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, DCI Development LLC (represented by Tim Balensiefer of TBIRD Design Services Corp.), is requesting a second 2-year extension of the conditional primary approval originally granted August 18, 2004 for this 13.68 acre commercial site, located at the northwest corner of CR 350 S and Osborne Drive, in the City of Lafayette, Wea 10(NW)22-4. Unless extended, approval for this commercial subdivision will expire August 18, 2011.

STAFF COMMENTS:

Construction plans for Phases 1 and 2 (the entire Part 2) were approved in 2004 and 2005, respectively. All infrastructure has been installed and accepted for maintenance by the City of Lafayette. Four lots in 4 plats, covering 6.44 acres, have been recorded and developed. This second 2-year extension will permit the submission and approval of final plats for the remaining 7.24 acres.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3540.)

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the construction plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
4. The required bufferyard(s) shall be shown with the standard plant unit

details. The bufferyard(s) shall be installed as part of required public improvements.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

5. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S, right-of-way line.
6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.